



PLANNING COMMISSION MEETING MINUTES SUMMARY

STONECREST CITY HALL'S *Zoom-Video** MEETING, 6:00 PM

August 3, 2021

I. Call to Order

The Chairman called the Planning Commission meeting to order on Tuesday, August 3, 2021, at 6:05 PM via *Zoom-Video** meeting. The Chairman read the Rules and Procedures for Planning Commission Meetings and Public Hearings.

II. Roll Call

Chairman Eric Hubbard called the roll. Commissioners JW Eady, Joyce Walker, Pearl Hollis, and Cheryl Moore-Mathis were present. There was a quorum. Planning & Zoning Director Jim Summerbell, City Planner Tuyanna Daniels, and Attorney Alicia Thompson, Fincher & Denmark, were present.

III. Swearing in of new Planning Commission member, Cheryl Moore-Mathis.

The Chairman recognized new Commissioner Mathis.

The Chairman turned the meeting over to Mr. Summerbell.

Mr. Summerbell advised the Chairman that the **Approval of the Agenda** had been skipped.

The Chairman explained that the **Agenda** is a little different now. Mr. Summerbell will do the **Presentations**. The **Public Comments** will be read by the Planning Commission Secretary, Ms. Lillian Lowe. Next, is the approval of the 'Special Called' June 22, 2021, Planning Commission Meeting Minutes Summary, Old Business, and New Business.

IV. Approval of the Agenda

Chairman Hubbard asked the Commissioners if they agreed with the said Agenda. The Commissioners were unanimously in **AGREEMENT**.

The Chairman turned the meeting over to Mr. Summerbell.

V. Presentations - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases. Planning & Zoning is trying to improve on the City's transparency and openness as to what is on the table. The upcoming cases include:

August 10th Deadline for Rezoning Application

August 13th Staff & City Council to Discuss Zoning Ordinance Text Amendments
This is the 2nd Round (the 1st Round included Personal Care Home, Child Care, SLUPs, and Special Events.):

- Community Council Establishment
- Arabia Mountain Conservation Overlay
- Supplemental Use Provision for Special Event Facilities, etc.
- Private Permitting Pre-qualifications
- Recommended changes to the Adm. Article of the Draft Zoning Ordinance (Article 7)

August 18th Planning Information Meeting (tentatively scheduled)

Zoning Case(s) currently being reviewed for Planning Commission September 7th Agenda:

- RZ-21-005 WSM Associates, R100 to RSM to the Arabia Mtn Conservation

- Overlay which the applicant is asking to defer from this agenda.
- City initiated rezoning to expand the Arabia Mtn Conservation Overlay District to the side of Plunkett Road.

Chairman Hubbard called for a motion to approve the 'Special Called' June 22, 2021, Planning Commission Meeting Minutes Summary before the reading of the **Public Comments** by the Secretary.

Commissioner Hollis motioned to **APPROVE** the 'Special Called' Planning Commission Meeting Minutes Summary dated June 22, 2021. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

VI. Public Comments - Planning Commission Secretary Lillian Lowe read public comments submitted before the meeting.

The following emailed Public Comments were read by the Secretary (**ATTACHMENT D**):

Emailed Public Comments read by the Secretary:

1. Ms. Faye Coffield wish to speak on RZ-21-002, RZ-21-003, CP-21-001, and RZ-21-004.
2. Ms. Dinah A. Roberts was in opposition.
3. Mr. Franklin Eaves was in opposition.
4. Mr. Harold Smith and Ms. Patricia Smith are in opposition.
5. Ms. LaShawnda Walker was in opposition.
6. Ms. Louise Wise was in opposition.
7. Ms. Joys Jazz was in opposition.
8. Mr. Carl Manson was in opposition.
9. Ms. LaShawnda Walker was in opposition.

Time was called by the City Planner Tuyanna Daniels, but the Secretary did not acknowledge hearing the communication and kept reading. The City Planner and Chairman tried several times to gain the Secretary's attention. All attempts failed and the Secretary's microphone was turned off.

There was no audio while the Secretary continued the reading of comments from:

10. Ms. Patricia Willis was in opposition.
11. Ms. Betty Sykes was in strong opposition.

Simultaneously, the Chairman took over the microphone and spoke to the Public Hearing audience.

The Secretary's microphone resumed at approximately 6:35 PM in time to hear the Chairman explain the staff works from various locations, and that Ms. Lowe may be experiencing technical difficulties and cannot hear.

The Chairman continued speaking and stated that the City Council has a new agenda format, that has not been tested, beforehand, by the Planning Commissioners. The Chairman apologized for the confusion on behalf of the City. It was not fair to the citizens and applicants to have all things coming at the same time. Some citizens are here to speak-in-person. The Chairman asked Ms. Daniels how much time was spent on this, Public Comments? Per Ms. Daniels, ten minutes.

The Chairman turned the floor over to Ms. Coffield for comments.

Ms. Coffield stated that she has attended lots of meetings and during the first part of the meeting, citizens are allowed to speak on any subject. This does not take away from the ten minutes for

comments. Letters should have been distributed to Commissioners before the meeting. Also, it should have never been advertised as a Public Hearing.

The Chairman said Ms. Coffield was correct. The Planning Commission has never done Public Comments. The Planning Commission meetings did not have time set aside for Public Comments. The Chairman stated that this is something new the City wanted to try out. There was a mixture of letters that were not in a specific order. It is not fair for the citizenship or Commissioners to go through writing down information. Due to COVID, the City is not able to allow public comments. Everyone wanting to speak will be heard. Time will be extended.

The Chairman made the decision to change the Agenda and have Ms. Lowe read comments according to the specific case when going through each of the Agenda items. The Planning Commission does not want the applicants or citizens to feel cheated. Ms. Coffield was thanked for the comments.

VII. Approval of Minutes: The ‘Special Called’ Planning Commission Meeting Minutes Summary dated June 22, 2021.

Chairman Hubbard called for a motion to approve the June 22, 2021, ‘Special Called’ Planning Commission Meeting Minutes Summary before the **VI. Public Comments** were read by the Secretary.

VIII. Old Business

1. Public Hearing:

Land use Petition: RZ-21-002
Petitioner: Alphabet Daycare c/o Shanteria Vaughn, and Titus Hood
LOCATION: 3174 Miller Rd

Proposed amendment: Proposed rezoning from R-100 (Residential Medium Lot) to OI (Office-Institutional) for a child day care center.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-002**. This is not a new petition, and it was heard at the March 22nd and March 24th City Council meetings and deferred back to the Planning Commission. Staff recommends **APPROVAL OF PETITION RZ-21-002 WITH CONDITIONS:**

1. Access shall be limited to the existing curb cut off at Miller Rd.
2. All refuse containers shall be screened from public view except during pick up.
3. The applicants shall secure the necessary certification by the State of Georgia, and the license of business required building permits and certificates of occupancy from the city of Stonecrest.
4. The property shall only be used as a Childcare Center or a Private kindergarten, Elementary, Middle or High School, as it was in the past.
5. Any future modifications or improvements to the existing structure will be consistent with the residential character of the surrounding neighborhood, and for all outward appearances, except signage and driveway configuration will look like a single-family home.

The Planning Commissioners added a condition:

6. *The Child Day Care Center located on 3174 Miller Rd must revert back to the original zoning, R-100 in the event of an ownership change and/or if the applicant decides to sale the business. This is unique to this business only. "If a business license is not applied for within a year for a child day care or private school, or if such a business license is not renewed for a childcare*

center or private school within a year of expiration that the rezoning would revert back to R-100.”

The applicants, Ms. Shanteria Vaughn and Mr. Titus Hood were not present at the meeting.

There were none in **support of PETITION RZ-21-002.**

There were two not in **opposition** that spoke-in-person:

1. Ms. Faye Coffield asked that conditions be more specific and say this cannot change. Say specifically that it must stay as a day care.
2. Ms. LaShawnda Walker followed-up with what Ms. Coffield said. Zoning stays with this day care, R-100.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **APPROVE** with the conditions recommended by the Planning & Zoning Department. Commissioner Hollis seconded the motion to **APPROVE PETITION RZ-21-002 WITH CONDITIONS RECOMMENDED BY THE PLANNING & ZONING DEPARTMENT THAT IS UNIQUE TO THIS BUSINESS ONLY. IF APPLICANT DECIDES TO SALE THE BUSINESS, THE DAYCARE CENTER LOCATED AT 3174 MILLER ROAD MUST REVERT BACK TO R-100, THE ORIGINAL ZONING.** The motion was unanimously **APPROVED.**

IX. New Business

1. Public Hearings:

Land use Petition:	RZ-21-003
Petitioner:	APEX Land Company, LLC
LOCATION:	3177 Panola Road and 5207 Thompson Mill Road
Proposed amendment:	Proposed rezoning from NS (Neighborhood Shopping) and R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 76-unit townhome community.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-003.** Staff recommends **APPROVAL OF PETITION RZ-21-003 with conditions:**

1. The future development of the site shall be in compliance with the general concept plan submitted with this rezoning application prepared by Contineo Group and dated 6/7/21.
2. A Homeowner's Association (HOA) will be established prior to the approval of a final plat for the development. HOA membership will be a requirement of all property owners within the development.
3. The HOA will work with the DeKalb County Police Department to install and maintain a camera security system, such as FLOCK Safety system, to monitor motor vehicle traffic in and out of the subdivision.

Today, Michelle Battle of Battle Law, PC, representing the applicant, submitted an alternative set of proposed conditions which will be presented as part of the applicant's presentation.

Attorney Michelle Battle, Battle Law Firm, 3562 Habersham at Northlake, Tucker, GA addressed the Commissioners. A PowerPoint presentation was shown (**ATTACHMENT II**). Attorney

Battle stated being extremely familiar with the property area of the single-family, multi-family residence, and is seeking RSM zoning.

Attorney Battle discussed the proposed conditions; maintenance of property; LEED accreditation; School Capacity for 2021; School Capacity October 4, 2011- Enrollment Report by School/Grade; Trip Generation Report; Renting vs, Buying; Market Study; and Appreciation Comparison – Recent Construction. Attorney Battle requested a recommendation of approval.

There were none in **support of PETITION RZ-21-003**.

There were several in **opposition** that spoke-in-person:

1. Ms. Faye Coffield was in opposition. Concern it is a Townhome. Do not see any value. And, later sold to investors. The greenspace not best for the community.
2. Ms. LaShawnda Walker was in opposition. See a crime problem. There are no improvements to the existing area.
3. Mr. Dean Phillips' only concern is, "What type of commercial buildings would be there?"

The Chairman replied that the question, should be addressed to the applicant/developer. The answer to your question is any retail space. The land is approved for retail space and can be used for a Small Strip Mall, Coffee Shop, FedEx, or Subway can be done now. Every applicant will have a Community Meeting to address questions. Suggested talking with Attorney Battle off-line.

4. Mr. Carl Manson was in opposition to the development. The developer has made no indication how deficiencies will be corrected. Existing storm drains have constant overflow. There are plans to put in septic tanks which are not feasible for common use. It is a mechanism to bypass DeKalb County. Major cuts to bypass. This is not acceptable.
5. Betty's iPad is opposed. Sated that, "I am speaking in opposition based upon many other factors that have already been discussed. Has lived in the area for twenty 20 years. The traffic has increased tremendously. Not only is it difficult to get out on the road in the morning, its practically, impossible to get to the intersection. So, adding 76 more homes would be just devastating to this community. Secondly, this is a project that is not needed. Like saying, we are going to dump it in regardless of how it affects the community.

So, I'm asking that you deny this project because, I see no value to it. The area is going down if you put something like this in it. So, deny it based upon the factors of traffic; based upon what it would do to the environment; and based upon the fact that it is simply adding destiny to an area that is already extremely overcrowded. Deny based on the traffic environment, no value, adding to density, etc.

6. Dee Sykes stated that Betty's iPad is the wife and agrees with her, along with the other comments that have been made in opposition. The opposition to this project is what everyone else has already said. The residents of Panola Mill wait as much as five minutes to make a left-hand turn in an unsafe turn. The density of traffic that goes along Panola Road and the fact that all the proposals that the State was going to widen another road, seems to have been a project not changed over the years. More waiting and don't know if that's ever really going to happen.

Also, the land that is being proposed for the 76-units condo is almost like a tradeoff - to say "Well, if you don't approve, this is what going to happen." Have concerns over HOA – after five years seen to fade away and becomes rentals. There goes what possibly could be the quality of life for the area. Sykes continued to speak on grocery stores, restaurants (going outside of the city to a sit-down restaurant), and economic development. There goes what

possibly could be the quality of life for the area and the impact on crime. If you think about all the businesses at Stonecrest and loss over the last ten years, and you're building more residential areas. Sykes asked, "What is going to support them?" I am expressing my opposition to the project based on those factors.

Comments read by the Secretary (**ATTACHMENT III**)

7. Ms. Michelle Stallworth was in opposition.
8. Ms. Alicia Miller was in opposition.
9. Ms. LaShawnda Walker was in opposition.
10. Ms. Donna Priest-Brown was in opposition.

Attorney Battle returned to give a rebuttal and closing remarks. Spoke on the challenging location; a lot of businesses have left the area. The mandatory HOA will not have ; access to maintain green space; writing in the conditions; and we have done everything to show we are doing these things: sustainability, enhancing open spaces (area is too small for a clubhouse). A lot of people are very passionate about this project. We believe this project brings value. Traffic in the area has sufficient frontage. We are consisted with the requirements. Respectfully request recommendation of approval.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-003 and hope the applicant reach back out to the community; hold another community meeting; and do a traffic study.** Commissioner Hollis seconded the motion. The motion was not unanimously **DEFERRED**. The vote was 04-01. The Chairman and Commissioners Eady, Walker, and Hollis voted for the **DEFERRAL**. Commissioner Mathis voted against the **DEFERRAL**.

Due to the large number of comments received for **Duke Realty (PETITION CP-21-001 and RZ-21-004)**, Chairman Hubbard **EXTENDED** the time allotment on this for both parties. Instead of 10 minutes, the time was expanded to 20 minutes for the applicant and those with public comments. The Chairman wanted to make sure that every citizen had a voice at the meeting. Also, emails received were given 20 minutes to be read into the record for this application, the applicant and opposition.

Land use Petition:	CP-21-001
Petitioner:	Duke Realty
LOCATION:	2975 Evans Mill Rd and 6378 East Glen Rd
Proposed amendment:	Proposed amendment to the 2038 Stonecrest Comprehensive Plan, amending the Future Land Use Map from City Center to Light Industrial.

Planning & Zoning Director Jim Summerbell presented **PETITION CP-21-001. Staff recommends DENIAL.**

At approximately 8:24 PM, Commissioner Mathis apologized for the interruption and advised the Commissioners that she has been very active in meetings with the attorneys and developers, lives in the area, and with all fairness, must recluse herself from the meeting because of the interactions.

The applicant, Mr. Harold Buckley Jr. addressed the Commissioners:

Mr. Buckley conducted the verbal presentation and stated that Mr. David Sprinkles will be working the graphics portion of the presentation. Mr. Buckley stated that he came before the Commissioners today on behalf of Duke Realty, as his attorney and a Certified Land Use Consultant. The application shows the proposed development as being all on the east side of Lithonia Industrial Blvd. Mr. Buckley summarized the supporting technical documentation that was submitted as part of the application, include Phase 1.

Mr. Buckley spoke on the following topics: the Survey; Site Drawing; Building Elevations; Comprehensive Plan (Page 173/204); using the site North of I-20; traffic concerns and residential areas; noise and light; the South property line along the East Glen truck portal; Land Use Policy; IDT Trip Table; jobs; Press Release, and AJC Press Release.

Regarding the Comprehensive Plan, the proposed project is consistent with the written policy. In addition to the Land Use Policy, this warehouse is consistent with the City's number through the entire business day. When the business is slow. You try to make that up after hours and on the weekend for the inventory and supplies. Retails and restaurants have been taken because of this function to the supply chain.

The 329,280 square foot proposed building project is directly adjacent to I-20; the Site Plan shows the vehicular access will come from Lithonia Industrial Boulevard; trucks can access it without traveling through communities; and is consistent with the Comprehensive Plan. There will be a 75-foot undisturbed tree buffer that protects residents from industrial light and noise. The overall opening is going to be 150 feet between the edge of the buffer and residents. The Warehouse Trip Generation analysis was discussed.

Mr. Buckley spoke on 4 Dirty Little Secrets; The Warehouse consistent with the economic development policy; Retails/Restaurants are lacking; and before the pandemic. Mr. Buckley said that the Staff Report listed the uses. This is raw land, less traffic, New Birth Church is across the street; did not see it in the Staff Report; there is a retirement community (Village East Duplexes), and single-family residences are along East Glen Road. Warehouses like this created DeKalb County Development work source classes. The jobs that create it will be a mix of hourly and salary positions, with a pre-pandemic hourly pay starting at the low end between \$10 and \$17 an hour. We have all seen the news stories about how employers are having a hard time finding jobs. Look at the size it will create 100+ jobs.

Mr. Buckley spoke on the revenue this project would bring to Stonecrest yearly. Look at this property in particular right now. Annual property tax bill on this 30-acre property is less than \$2400 a year. If development is allowed to go forward after it is complete, that annual tax bill will go from less than \$2400 (it's around 100) and \$86,000 every single year and the city's portion of that revenue grows. Specific to Stonecrest right now, up to \$2400 a year, the city only is \$88 once this facility is in place. Collection goes from \$88 a year since \$12,300 a year increase in revenue on the property. We've heard a lot of complaints about service delivery.

If you look at the Comprehensive Plan, not at the Future Land Use Map (the actual written information in the 275-page document) you will see that right now, the city of Stonecrest under existing language conditions says that 65% of the land within the city limits is dedicated to residential. Which is draining tax digests and only 14% of it is industrial which is where you make your money. So, in terms of benefits, a lot of benefits here and it's not just money.

There were none in support of **PETITION CP-21-001**.

There were several in **opposition** that spoke-in-person:

1. Ms. Faye Coffield was in opposition and asked Mr. Buckley, "Do you want this in your neighborhood? We can hear the noise. This property never had a for sale sign up. The notice posted does not show the correct address."
2. Mr. Dave Marcus stated that these are issues to keep separate. Has nothing to do with the Comp Plan.

The Chairman asked Mr. Buckley to share the Slide from the presentation. Mr. Buckley's associate, Mr. David Sprinkles shared the slide depicting Lithonia Industrial Boulevard with much green and little red areas.

3. Ms. Renee Cail was in opposition and read a letter (**ATTACHMENT IV**).

Comment read by the Secretary (**ATTACHMENT V**):

4. Mr. Matthew Barnes

The Chairman called on Mr. Buckley for a rebuttal.

Mr. Buckley said that he was 'hot' right now. Maybe the exhibits were not accurate – people did not talk to us. If you know me – have a family that lives here.

Merit – First thing I heard... What are the right study?

– spent months getting heavy study.

So, if we did the wrong study; nobody else tried. The government gave this property an address.

The Chairman closed the public hearing before going into discussion.

The Chairman asked Mr. Summerbell is the address correct according to DeKalb County GIS?

Mr. Summerbell stated that signs were posted and that he posted them. The address is on the application.

Chairman Hubbard motioned to **DEFER PETITION CP-21-001** to give the applicant time to meet with the Community to have another Community Meeting. Commissioner Eady seconded the motion. The motion was unanimously **DEFERRED**.

Land use Petition:

RZ-21-004

Petitioner:

Duke Realty

LOCATION:

2975 Evans Mill Rd and 6378 East Glen Rd

Proposed amendment:

Proposed rezoning from R-100 (Residential Medium Lot-100) Stonecrest Overlay Tier 4 to OD (Office/ Distribution) for the development of 329,280 sf Distribution Center. The rezoning would remove the subject property from the Stonecrest Overlay District.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-004**. Staff recommends **DENIAL** based on findings and conclusions. If the Commissioners choose to approve the request in whole, the staff recommends approval with the following conditions:

1. The use of the subject project for any other use beside the request use shall be strictly prohibited.
2. Future development of the site shall be in compliance with the general concept plan submitted with this rezoning application prepared by Haines, Gipson & Associates, dated February 23, 2021.
3. Operation hours shall be limited to 7 AM – 7 PM.
4. That the property remains within the Stonecrest Area Overlay but, as a part of Tier 6, Viewshed.

The applicant, Mr. Harold Buckley, addressed the Commissioners. Mr. Buckley said he was a firm believer that, what is said the first time, you better believe it. Also, stated that he had full support from his institutional partners (New Birth Missionary Baptist Church, The Allen Institute, and DSSA Properties) whose businesses and organizations borders the Duke Realty project.

There were none in **support** of **PETITION RZ-21-004**.

There were several in **opposition** spoke-in-person:

1. Ms. Faye Coffield was in opposition and said that Lithonia Industrial is a new road. Every place is not the right place; he said it was a waste of money to hold another meeting; instead of a deferral, go back and deny.
2. Mr. Dave Marcus was in opposition and said he was surprised with Mr. Buckley's answers; did hear of a second meeting; thirty people attended; the site is in Tier 4.

Mr. Buckley stated that he had spoken with someone, did not mention name, and reached out to the office of the City Council.

There was a discussion with the Chairman and Mr. Buckley regarding the statement that Mr. Buckley had communicated with the City Council Office. The Chairman asked, "Did you talk to any Planning Commissioner?" "No" answered Mr. Buckley. Did a City Council's office talk with you? "Yes," answered Mr. Buckley.

The Chairman replied we are here to grow the city and building relationships.

The Chairman turned the floor over to Councilwoman Jazzmin Cobble.

Councilwoman Cobble said Mr. Buckley mentioned that he reached out to the office of the City Council. I just wanted to get some understanding of what that means. Council members is not a single person that represents the collective body. Mr. Buckley, "Who did you reach out to in the office of City Council? Who said that?" We are a collective body. I want clarity.

Mr. Buckley responded by saying, "I will share that information with Councilwoman Cobble privately."

Councilwoman Cobble replied, Mr. Buckley, I am happy to have that conversation with you offline. The reason that I say that is, I'm concerned that given the emotion involved in this matter. Mr. Buckley replied, if I just say a name in this forum, that person is going to come under a significant amount of direct fire. So, I'm happy to share that information with Council Member Cobble and then, if Council Member Cobble wants to share that with the public or however, then that is fine. I just don't want to put someone you know out there in a way that could cause

them considerable blowback. For doing nothing more than trying to help us Cobble said there is not a single representative for the office of the City Council. So, there may have been an individual who you were speaking with trying to connect you as the residence or constituents together. However, that is not a representation of the Office of the City Council.

Mr. Buckley thanked Mr. Marcus for his comments.

The Chairman turned the floor over to Ms. Owners.

3. Ms. Owners was in opposition.

Time was called and the following comments were not read by the Secretary (**ATTACHMENT VI**):

1. Ms. Lucia Maddix was in opposition.
2. Ms. Lorna Lindsay was in opposition.
3. Mr. Jorani Thomas was in opposition.
4. S. Thomas was in opposition.
5. Ms. Alice Taylor was in opposition.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-004**. Commissioner Eady seconded the motion. The motion was unanimously **DEFERRED**.

At 10:24 PM, after Duke Realty's petitions were heard, the Chairman asked Commissioner Mathis to rejoin the meeting.

Land use Petition:	RZ-21-005 – DEFERRED AT THE REQUEST OF THE APPLICANT
Petitioner:	WSM Associates, LLC c/o Battle Law, P.C.
LOCATION:	6301 Browns Mill Rd
Proposed amendment:	Proposed rezoning from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 31 single family detached house community. The subject property is within and is proposed to remain within the Arabia Mountain Overlay District.

Planning & Zoning Director Jim Summerbell stated that at the request of the applicant, **PETITION RZ-21-005 has been DEFERRED**.

On behalf of the applicant, Ms. Jahee Prince stated she was a Planner and has concerns with the employees' parking space not allowed out front. Ms. Prince is supportive of the Draft.

There were none in **support** of **PETITION RZ-21-005**.

There were one in **opposition** that spoke-in-person:

1. Ms. Faye Coffield was in opposition.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-005**. Commissioner Walker seconded the motion to **DEFER PETITION RZ-21-005**. The motion was unanimously **DEFERRED**.

Land use Petition: TMOD-21-005
Petitioner: Ashbury Automotive Group
LOCATION: Stonecrest Overlay District
Proposed amendment: Amendment Stonecrest Zoning Ordinance, Chapter 27, Article 3, Division 5, Stonecrest Area Overlay District text to allow automotive dealerships as a permitted use.

Planning & Zoning Director Jim Summerbell presented **TMOD-21-005**. Planning & Zoning is simply updating the outdated codes and addressing housekeeping issues. Mr. Summerbell referred to the track changes in the Staff Report.

The applicant, Ms. Jahnee Prince, addressed the Commissioners. Ms. Prince stated that she was not a lawyer but, is a Planner. Represents auto dealerships like Nalley Toyota, Kia, Hyundai, and is helping to grow their business. Did not draft these text amendments; like them; and is concern only with the employees' parking spaces out front and not in the rear. Recommend these changes to the City Council for approval.

There were none in **support of TMOD-21-005**.

Spoke in-person: Mr. Dave Marcus was not in opposition but, commented that TMOD-21-005 has no impact on the dealerships currently in place, and that this may apply to new dealerships. Have concerns with the effects on the walking trails and paths.

There was one in **opposition:**

1. Ms. Faye Coffield was in opposition and asked why/what the changes were. Heard that the dealerships wanted to expand.

The Chairman asked Mr. Summerbell to explain, "Why change current dealership and should this apply to new dealerships?" The current Stonecrest Overlay mandates the change replied, Mr. Summerbell.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **RECOMMEND APPROVAL TO THE CITY COUNCIL**. Commissioner Hollis seconded the motion to **RECOMMEND APPROVAL OF PETITION TMOD-21-005 TO THE CITY COUNCIL AND MAYOR**. The motion was unanimously **APPROVED**.

Land use Petition: TMOD-21-006
Petitioner: Planning & Zoning Department
LOCATION: Stonecrest Overlay District
Proposed amendment: Replacing outdated references in the Stonecrest Zoning Ordinance, Chapter 27, Article 3, Division 5, Stonecrest Overlay District text to the OCR (Office-Commercial-Residential) District with MU-4 (Mixed Use High Density) District, and RM-HD (Multifamily Resident High Density

with IIR-2 (High Density Residential-2) District.

Planning & Zoning Director Jim Summerbell presented **TMOD-21-006**. Planning & Zoning is simply updating the outdated zoning codes and addressing simple housekeeping issues. Correction of outdated text references are highlighted in the track changes.

Commissioner Walker welcomed Commissioner Mathis to the Board. Commissioner Mathis stated it is a pleasure being here, learned a lot, and is looking forward to working with the Board.

The Chairman thanked Commissioner Walker and Mathis for the commercial before closing the public hearing and going into discussion.

Commissioner Mathis asked if the Chat comments would be included in the minutes. The Chairman stated that no comments sent directly to a Commissioner, but Chat sent to everyone would be included.

There were none in support of **TMOD-21-006**. There were none in opposition.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to accept **TMOD-21-006, RECOMMEND APPROVAL TO THE CITY COUNCIL TO CORRECT THE OUTDATED REFERENCES IN THE CODE SECTION**. Commissioner Eady seconded the motion. The motion was unanimously **APPROVED**.

OTHER COMMENT NOT READ (ATTACHMENT VII):

1. Ms. Nadine White, Wellington Manor Subdivision, 5842 Trent Walk Drive, Lithonia, GA was in opposition.

X. Adjournment

The vote was carried unanimously to adjourn the meeting at 10:49 PM. Commissioner Mathis motioned to adjourn. Commissioner Hollis seconded the motion.

SPECIAL NOTE:

All comments received are included in the August 3, 2021, Planning Commission Meeting Minutes Summary (see **ATTACHMENTS I and III-VI**).

Visit the following link to view the [August 3 Planning and Zoning Meeting 6 PM - YouTube](#) in its entirety.

APPROVED:



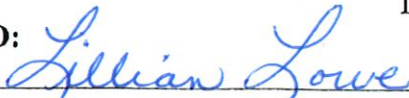
Chairman

09-07-2021

Date

ATTESTED:

Secretary



09-07-2021

Date



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT I

EMAILED PUBLIC COMMENTS

Read by

Secretary Lillian Lowe

Lillian Lowe

From: Faye Faye <fayeiswhoiam@gmail.com>
Sent: Thursday, July 29, 2021 1:28 AM
To: Lillian Lowe
Subject: Speaker Public Hearing for 3 August 2021

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please include me on the in-person ZOOM speakers list for the Planning Commission meeting scheduled for 3 August 2021 at 6:00PM. I wish to speak on the following matters scheduled before the Planning Commission:

1. RZ-21-002
2. RZ-21-003
3. CP-21-001
4. RZ-21-004

Please forward the link to me at this email address

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"...Power Concedes Nothing without Demand....
Frederick Douglas

Courage is standing up against injustice
even when everyone else remains seated.

Faye Coffield

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:05 PM
To: Jim Summerbell
Cc: Lillian Lowe; Janice Allen Jackson
Subject: Fwd: The rezoning of 3177 Panola Rd. and 5207 Thompson Nill Rd.

Sent as an FYI...

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
City Cell: 470-381-8525
City Hall: 770-224-0200

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From: Jazzmin Cobble <JCobble@stonecrestga.gov>
Sent: Thursday, May 27, 2021 12:56:36 AM
To: Dinah A. Roberts <robert3476@aol.com>
Subject: Re: The rezoning of 3177 Panola Rd. and 5207 Thompson Nill Rd.

Hi Ms. Roberts,

This project is being proposed to be developed. It has not been approved nor has it come before the city as of yet. The developers, I believe, are waiting until after they meet with each community to get a feel for the feedback.

I plan to attend all the community meetings with Glencroft, Havenwood and Woodgrove.

Thanks a bunch!

Jazzmin R. Cobble
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From: Dinah A. Roberts <robert3476@aol.com>

Sent: Wednesday, May 26, 2021 7:13:37 PM

To: Jazzmin Cobble <JCobble@stonecrestga.gov>

Subject: Re: The rezoning of 3177 Panola Rd. and 5207 Thompson Nill Rd.

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Goid Afternoon Ms. Cobble,

I live in area 3 Glencrft Subdivision and I just receive a letter for the Battle Law Firm. They are having a meeting about rezoning an area that is already congested and all that comes along with that, people blocking roads you can't get in or out because of traffic, etc. There is no evidence of improving traffic flow. When did this come up for a vote in Stonecrest? Did everyone vote yes for this rezoning? We citizens voted for the city of Stonecrest we were told that all building permits would be considered in a manner that would make the city not over crowded with one type of building or community.

Townhomes are being built down the street past Walmart, a large community and a large apartment complex across the street from those townhomes. Now they want to build Townhomes near two large apartments on both sides of the street. Traffic is already a nightmare. I have signed up for the Zoom meeting and wanted to know this prior to the meeting. I have already been contacted by several communities in the area and they did not have an answer for me. Again, thank you for your time.

Thank you for answering my questions.

Sincerely,
Dinah Roberts

Sincerely,

Sent from the all new AOL app for Android

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:04 PM
To: Jim Summerbell
Cc: Lillian Lowe; Janice Allen Jackson
Subject: Fwd: Panola & Thompson Mill (HELP)

Sent as an FYI...

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
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www.cobbleforcouncilwoman.com

From: Jazzmin Cobble <JCobble@stonecrestga.gov>
Sent: Saturday, May 29, 2021 9:54 AM
To: Franklin Eaves
Cc: George Turner; Rob Turner; Tammy Grimes
Subject: Re: Panola & Thompson Mill (HELP)

Thank you Mr. Eaves!

I've heard your position loud and clear sir. I plan to attend all 3 community meetings this week that the applicant intends to hold for Woodgrove, Havenwood and Glencroft.

Thanks a bunch!

Jazzmin R. Cobble
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From: Franklin Eaves <franklin2230038@yahoo.com>

Sent: Saturday, May 29, 2021 8:04:51 AM

To: Jazzmin Cobble <JCobble@stonecrestga.gov>

Subject: Panola & Thompson Mill (HELP)

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I am certain you are aware of this... We DO NOT want more townhouses built in Stonecrest especially at Panola & Thompson Mill... why can't we get a Whole Foods, Sprouts, Starbucks or another type of business... Please help us... NO MORE RESIDENTIAL TOWNHOUSES unless the residential homes are stand alone and something like John Wieland type homes... HELP US please Madam Councilwoman.

From my neighborhood:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fnextdoor.com%2fp%2f4Hphq8ddZdFg%3futm_source%3dshare%26extras%3dMTkxNzY2NjE%253D&c=E,1,yWsMYd5Nmkl64F4PvYpZyiNyix1IodiXbBvi2qHxe2vXTtbL0ldoFKFAKbNNNI4ojMwWaQH8SnY7jHYCwgaNM2djdRBQg57xE_d_v7ocChrgiB5R-ZQZEWfig,,&typo=1

Sent from my iPhone

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:03 PM
To: Jim Summerbell
Cc: Lillian Lowe; Janice Allen Jackson
Subject: Fwd: Panola-Woodgrove meeting

Sent as an FYI....

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
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From: Jazzmin Cobble <JCobble@stonecrestga.gov>
Sent: Tuesday, June 1, 2021 11:29:01 PM
To: famu4us <famu4us@bellsouth.net>; George Turner <GTurner@stonecrestga.gov>
Subject: Re: Panola-Woodgrove meeting

Thank you Harold and it's great to hear from you! I've heard your concerns loud and clear.

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
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From: famu4us <famu4us@bellsouth.net>
Sent: Tuesday, June 1, 2021 7:42:27 PM
To: George Turner <GTurner@stonecrestga.gov>
Cc: Jazzmin Cobble <JCobble@stonecrestga.gov>
Subject: Panola-Woodgrove meeting

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Good Afternoon Councilman Turner,

I trust your day continues to go well.

I've just attended the referenced meeting regarding the Panola-Woodgrove Project, presided and hosted by Michele Battle Esq., as she represented her clients who proposes to develop a 92 unit townhome property in district 3 at the Southwest corner of Panola Road and Thompson Mill road. In order to do this they are seeking to have the zoning change from NS and R100 to MR1. The units will price from \$250K upwards. We are opposed to this development and rezoning for the following reasons:

- Traffic concentration with no relief
- Further Constrains the Panola Mill Subdivisions Ingress and Egress efforts from Panola Road
- Further Imposes Traffic congestion on Panola
- Imposes further Population Density to District 3 who already has the highest population density of Stonecrest
- Site has a high accident rate already
- The current infrastructure i.e. water, sewer, drainage and roads in my opinion and that of many others, does not support further development, until they are caught up.

If the owners want to develop, then let them do it under the current zoning.

Thank you,
Harold Smith and Patricia Smith
Hunters Communities,
City of Stonecrest, District 4

From: Jaseka Mabry <no-reply@zoom.us>
Sent: Monday, May 31, 2021 7:21 PM
To: famu4us@bellsouth.net
Subject: Panola-Woodgrove meeting Confirmation

Hi Harold Smith,

Thank you for registering for "Panola-Woodgrove meeting".

Please submit any questions to: jtm@battlelawpc.com

Date Time: Jun 1, 2021 06:00 PM Eastern Time (US and Canada)

Join from PC, Mac, Linux, iOS or Android: [Click Here to Join](#)

Passcode: 608027

Note: This link should not be shared with others; it is unique to you.

Add to Calendar Add to Google Calendar Add to Yahoo Calendar

Or One tap mobile

US: +16465588656,,88489398796# or +13017158592,,88489398796#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1
346 248 7799

Meeting ID: 884 8939 8796

Passcode: 608027

International numbers available: <https://us02web.zoom.us/j/kdyhr6TZdO>

You can cancel your registration at any time.

=

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:07 PM
To: LaShawnda Walker; Jimmy Clanton; Rob Turner; George Turner; Tammy Grimes
Cc: Jim Summerbell; Lillian Lowe; Janice Allen Jackson
Subject: Re: Proposed Rezoning and Comprehensive Land Use Change for 3177 Panola Rd and 5207 Thompson Mill Rd.

Thanks Ms. Walker!

Your concerns regarding this rezoning have been heard loud and clear.

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
City Cell: 470-381-8525
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From: LaShawnda Walker <lashawnda.walker9@gmail.com>
Sent: Friday, June 4, 2021 4:31:35 PM
To: Jimmy Clanton <JClanton@stonecrestga.gov>; Rob Turner <RTurner@stonecrestga.gov>; Jazzmin Cobble <JCobble@stonecrestga.gov>; George Turner <GTurner@stonecrestga.gov>; Tammy Grimes <tgrimes@stonecrestga.gov>
Subject: Re: Proposed Rezoning and Comprehensive Land Use Change for 3177 Panola Rd and 5207 Thompson Mill Rd.

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Greetings Stonecrest City Council Members,

I am writing you all to express my opposition to the proposed rezoning request being represented by the law practice "Battle Law, P.C." for their client "Apex Land Company". I am a resident of the Glencroft subdivision and the original homeowner. When I purchased my home I was living in unincorporated Lithonia; however, now I live in the City of Stonecrest due to the misguided intentions of the current mayor of Stonecrest (i.e.: Jason Lary). When the city was created, where I live fell into the 3rd District for the City. I noticed that District 3 was the smallest geographical area for the city of Stonecrest and since the city was created with an initial population of roughly 55,000 that informed me that District 3 was the smallest of the 5 Districts because it was the most densely populated portion of the city. Now there is a proposal being presented by Ms. Michele L. Battle, Esq. to rezone the corner lot on Panola and Thompson Mill road

along with the adjacent property on Thompson Mill road for a 92 unit "townhome project". District 3 is currently the most densely populated part of the city with existing traffic problems on both Panola road and Thompson Mill road; therefore, a new development of a "townhome project" is not needed nor wanted at the proposed location. I was on the Zoom calls this week with Michele L. Battle on Tuesday (June 1, 2021) and Thursday (June 3, 2021) and no one except Ms. Battle spoke in favor of this "proposed rezoning request". Please see below the list of concerns from your constituents who live in and near the area of the proposed development.

1. Panola and Thompson Mill roads have a preexisting traffic problem and there are numerous accidents along this corridor.
2. The proposed "townhome project" will not have any amenities that would be attractive to their targeted audience (i.e. Empty Nesters and Young Working Professionals)
 - Amenity Examples: Pool, Exercise Room, Business Center, Clubhouse, Biking/Walking Trails, Thriving food district like a Krog City Market or a Ponce City Market or a Westside Ironworks, etc...
3. The proposed location for this "project" is the most densely populated part of the city of Stonecrest
4. The proposed "townhome project" will not be a gated "project"; however, it would be located directly across from the Cavalier @ 100 "gated" apartment community.
5. The proposed "townhome project" will not enhance the "quality of life" for the existing residents of Stonecrest

Finally thoughts, it is my hope and belief that we now have a City Council that can see through the darkness of what these types of "projects" are offering the citizens of Stonecrest. That is, more bricks, concrete and asphalt with no regard to the "quality of life" for the existing residents in the city. I would love to see that area as a "community park" with park benches, a water feature, walking paths, a playground for the local children, a tennis court and a pavilion for family and community gathering; however, I guess we will have to wait until the "truth, justice, and equity" sun shines upon us.

I listed 5 specific reasons for the City Council to deny this proposed rezoning requested because it is my hope and belief that if this measure comes before the City Council there will be 5 "No" votes on this matter.

Your Vote Matters

Do you know about "The Trust for Public Land" organization?

Best regards,

--

LaShawnda Walker
lashawnda.walker9@gmail.com

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:08 PM
To: Louise Wise
Cc: Jim Summerbell; Lillian Lowe; Janice Allen Jackson
Subject: Re: Rezoning Proposal at Panola and Thompson Mill

Thank you Ms. Wise!

Your concern regarding this rezoning matter has been heard loud and clear. Thank you for your input and support of the city and of course of District 3 as well.

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
City Cell: 470-381-8525
City Hall: 770-224-0200

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From: Louise Wise <wiselouise.lw@gmail.com>
Sent: Friday, June 4, 2021 8:59:50 PM
Subject: Rezoning Proposal at Panola and Thompson Mill

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Dear City Council Member,

I am opposed to the rezoning proposal in the City of Stonecrest at 3177 Panola Rd and 5207 Thompson Mill Rd for a townhome project.

The infrastructure of the area has not been taken into consideration. The area has heavy traffic. Also, there are no benefits of having these townhouses at this particular location. Lastly, it takes away greenspaces. There is no increase in quality of life to current residents by having townhouses at this location.

Thank you for your time,
Louise Wise

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:14 PM
To: Joys Jazz
Cc: ehubbard@stoncrestga.gov; Jim Summerbell; Lillian Lowe; Janice Allen Jackson
Subject: Re: REZONING PROPOSAL

Thank you very much for your email. I have heard your concerns loud and clear regarding this rezoning. Thank you for your input and support of our community.

There will be at least 2-3 more opportunities for you to provide additional feedback to the applicant, planning commission and city council in the very near future, if you would like to comment further. However, I have your concern noted!

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
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From: Joys Jazz <1joysjazz@gmail.com>
Sent: Sunday, June 6, 2021 1:00:25 PM
To: Jazzmin Cobble <JCobble@stonecrestga.gov>
Cc: ehubbard@stoncrestga.gov <ehubbard@stoncrestga.gov>
Subject: REZONING PROPOSAL

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Rezoning Proposal In the City of Stonecrest. Battle Law is representing a client, Apex Land Company, for a proposed rezoning of 3177 Panola Rd and 5207 Thompson Mill Rd for a 92 unit "townhome project". I am opposed to this proposal for the following 3 reasons: (Note: There are other residents in the area with additional opposing views.) 1. No infrastructure changes have been implemented to address the preexisting traffic problems with Panola Road and Thompson Mill Road. 2. This proposal is in District 3 which is the smallest geographical area in the city of Stonecrest because when the city was created the area was already very densely populated. (Note: Compounding the population problem in District 3 will impact other areas of the city especially those who utilize Panola and Thompson Mill roads.) 3. It will remove the existing greenspace and will not improve the quality of life for the existing residents.
Panola Mill Subdivision Resident.

Lillian Lowe

From: Carl Manson <crlmanson@aol.com>
Sent: Friday, June 25, 2021 1:56 PM
To: Lillian Lowe
Cc: lashawnda.walker9@gmail.com
Subject: Rezoning request from Apex Land Development

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Ms. Lowe,

I am opposed to the development proposed by Apex Land Development. The proposed project presents a number of problems. Among these are a potential violation of the Modified Consent Decree that covers Dekalb County. Judge Steven Grimberg's order requires Dekalb to provide an impact analysis for any new development that will connect to the existing Sewer System. To the best of my knowledge, this has not been done. In addition the project will create a large area of impervious surface that will flood Panola Rd and produce run off onto neighboring properties. The developer has produced no plans to mitigate this issue. In addition, the developer will flow traffic onto a Panola Rd deceleration lane which will block the Panola Mill Subdivision from exiting or entering their subdivision. Again, the developer has produced no plans to address this issue. Finally, the construction will produce significant disruption of traffic on Thompson Mill Rd. Thank you for your attention to these issues.

Carl E. Manson Sr.
770-981-0834
5024 Panola Mill Dr.
Stonecrest, Ga. 30038

Lillian Lowe

From: LaShawnda Walker <lashawnda.walker9@gmail.com>
Sent: Sunday, June 27, 2021 3:32 PM
To: Lillian Lowe
Cc: Eric Hubbard; Jim Summerbell; Tuyanna Daniel; Jimmy Clanton; Rob Turner; Jazzmin Cobble; George Turner; Tammy Grimes; Keeter, Patrece; Johnson, Mereda D.; Cochran-Johnson, Lorraine; doreen.carter@house.ga.gov; emanuel.jones@senate.ga.gov
Subject: Re: Rezoning Application RZ21-003 Apex Land Company represented by Battle Law, P.C. for the purposed rezoning of 3177 Panola Rd and 5207 Thompson Mill Rd

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Greeting Ms. Lowe,

I am submitting this email to be read into the record for the Tuesday, July 6, 2021 Planning Commission meeting as an opposition to the proposed rezoning request (i.e.: RZ21-003) for the two parcels of land at 3177 Panola Rd and 5207 Thompson Mill Rd. The rezoning request should be denied for the following specific reasons:

1. According to information provided by Lynn Patterson in a Atlanta Regional Commission (ARC) Community Planning Academy Economic Development 101 lecture, the cost for community services are the highest for a residential development versus a commercial or industrial development. Only one parcel of land is actually zoned as residential and it is zoned as R-100 which would be a lower density development for the property acreage and the other parcel of land is zoned as Neighborhood Shopping (NS) which is commercial and would be at a lower cost for services to the community. Therefore, the applicant is requesting to build a development which would be at a higher cost to the community than a development that is aligned with its current zoning.
2. The proposed site for the development is at the corner of Panola and Thompson Mill road which has a preexisting traffic problem and there are numerous accidents along this corridor. To my knowledge DeKalb County performed a traffic study along this area of Panola road and determined there was a need to reconstruct the road; however, once the city of Stonecrest was created the reconstruction project appears to have been put on hold. Therefore, allowing a rezoning for a maximum density development in an area with a preexisting traffic problem would only enhance the traffic problem not solve the problem.
3. The proposed town-home project will not enhance the "quality of life" for the existing residents of Stonecrest by adding more traffic congestion along Panola and Thompson Mill road. It will also add more density to the most densely populated district of the city which is District 3. District 3 is the smallest geographical area of the city of Stonecrest because when the city was created the area that became District 3 already had several town-home, condo, apartment and subdivision communities. The fiscal impact of the proposed development in District 3 is questionable and there has been no indication that the Stonecrest Economic Development department has done a fiscal impact analysis for the proposed rezoning request.
4. The proposed town-home project has been presented as being targeted for "empty nesters" and "young working professionals"; however, no amenities will be provided to attract the said "targeted audience" such as business/fitness center, club house, biking/walking trails or a close proximity to food halls like Krog Street Market (KSM) or Ponce City Market (PCM).

5. The proposed town-home project will not be a gated project and would be built in the backyard of the Panola Mills subdivision which has the potential to cause additional traffic problems for the residents.
6. The proposed town-home project has the potential to increase crime in the local area by implementing a maximum density development for two small parcels of land (i.e.: 9.56 acres) that cannot be developed without the rezoning application being approved. (Note: I used crimemapping.com to run a report on the number of crimes committed within a 2 mile radius of the Lowe's Home Improvement store in District 3 and there were 70 records for the past 7 days and 315 records for the past 31 days. The crimes included assault, vehicle break-in/theft, theft/larceny, fraud, etc...)
7. The proposed town-home project will not have security cameras at the entrance and exit points and will have multiple ways of entering and existing the property in a vehicle as well as on foot.
8. District 3 has very little green space and the proposed development will removed the existing green space and replace it with a maximum density town-home project that cannot be built without a rezoning. Hence, replacing existing green space while remaining undeveloped is doing nature's job of helping to clean the "air quality" in the environment and proposing to build a 76 town-home project consisting mainly of asphalt, bricks and concrete which will contribute to the problem of "global warming".
9. There is a current "DeKalb County, Georgia Consent Decree" for a violation of the "Clean Water Act" and the proposed development has the potential to add to the problems of the pollution of the Panthers Branch which is a tributary that feeds into the South River. Furthermore, a citizen has asked about whether or not an impact analysis has been done for the proposed development and to my knowledge he has not been given an answer.

In closing, these are only 9 of the many reasons the application should be denied and it is my hope and belief that our Planning Commission as well as our elected city officials will not go against the will of the people.

Best regards,

LaShawnda

LaShawnda Walker

lashawnda.walker9@gmail.com

mobile: (770) 323-9594

skype: lashawnda.walker

<http://www.linkedin.com/in/lashawndawalker>

From: PATRICIA A WILLIS <pwil789@comcast.net>

Sent: Thursday, June 10, 2021 6:22 PM

To: Rob Turner <RTurner@stonecrestga.gov>

Cc: Jimmy Clanton <JClanton@stonecrestga.gov>; Jazzmin Cobble <JCobble@stonecrestga.gov>; George Turner <GTurner@stonecrestga.gov>; Tammy Grimes <tgrimes@stonecrestga.gov>; Janice Allen Jackson <jallenjackson@stonecrestga.gov>; Jim Nichols <jnichols@stonecrestga.gov>; Alejandro Ferrell <Al.Ferrell@stonecrestga.gov>; Tasha White <twhite@stonecrestga.gov>; Matthew Brown <MBrown@stonecrestga.gov>; Camille Taylor <CTaylor@stonecrestga.gov>; pwil789@comcast.net

Subject: Concerns: Water Boys, Litter/Lack of Mowing/Proposed Property Rezoning

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Hello Rob,

Thank you so much for taking my call today. Again, I thank you and the City of Stonecrest Commissioners for your hard work and working together to put the necessary policies and controls in place to protect our valuable assets and to help our city grow. Here is a summary of my concerns that we discussed today.

- **The Water Boys at Panola and Wesley Chapel** (not Stonecrest, but still our community): I am concerned about their practice of selling water at the exit. Their approach is extremely dangerous and some of them have very aggressive behaviors. Initially I gave them money and supported their entrepreneurial spirit, but this has gotten completely out of control. I am concerned about their safety and the safety of drivers.

In addition, these young men are totally disrespecting our community by not cleaning up behind themselves and leaving carts at the exits. This is such an eyesore and totally unacceptable. This must be addressed. I feel threatened and try to avoid them when I am coming home. They have created an eyesore in our community and are not being held accountable for their actions. It is still spring, and this issue will only get worst if it is not stopped. We deserve better.

Trash/Litter/Overgrown Grass –The amount of litter and overgrown grass/weeds on our exits and street is depressing. It looks as though no one cares. How can Stonecrest attract new businesses when this is the first impression of our city. There does not seem to be a regular schedule for picking up litter or mowing grass. Who in the city is responsible for this? The Panola Road Exit, Farmington Road area really saddens me. We need trash picked up no less than once per week. Our exits desperately need beautification but a good grass cutting, and trash pickup on a regular basis will be a good start. ***This was one of the promises made when cityhood was presented.***

This commitment has not been kept and each year our city looks worst and worst.

Proposed Rezoning at 5207 Thompson Mill and 3177 Panola Road – I recently attended a meeting led by Attorney Michele Battle for a proposed rezoning of this property. Her client is Apex Land Company who wants to build 92 Townhouses on this property. They are proposing the main entrance/exit on Thompson Mill Road with an additional exit on Panola Road. A traffic study has not been done. Based on the presentation during this meeting, **I am opposed to this townhouse community being built. I ask that you and the City Council vote NO on this project.** Our current infrastructure does not support any additional traffic on Panola Road. Thompson Mill is backed up daily pass this property. This will only create additional bottleneck with traffic and will be unsafe. In my opinion, these townhouses which they say will start at \$250,000 will not add value to our community and I am very concerned that this will bring more rentals to the area. Stonecrest must not be a dumping ground for poor construction and projects that other cities in Metro Atlanta will not approve.

Thank you again for your time and I look forward to you following up on when and how these issues will be addressed.

Best Regards,

Patricia Willis

Stonecrest Resident and Property Owner

Lillian Lowe

From: Jazzmin Cobble
Sent: Wednesday, July 28, 2021 10:44 AM
To: Betty Sykes
Cc: Lillian Lowe
Subject: RE: Rezoning at Panola and Thompson Mill Rd

Thank you for reaching out to me Ms. Sykes!

I have heard your concerns loud and clear. Thank you for your engagement and support!

From: Betty Sykes <bjsykes38@gmail.com>
Sent: Thursday, July 1, 2021 9:46 AM
To: Jazzmin Cobble <JCobble@stonecrestga.gov>
Subject: Rezoning at Panola and Thompson Mill Rd

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JULY

1,2021

To Commissioner Cobble ,

I am writing to you to express my strong opposition to the proposed rezoning of the property located at 3177 Panola Road and 5207 Thompson Mill Road. My family and I have been residents of the Panola Mill Subdivision for 21 years. As you are aware the Panola Mill subdivision is located directly behind the properties that are under consideration for rezoning. The potential development of 76 town homes would have a negative impact on the quality of life for the residents of Panola Mill, Glen Croft, Haven wood and Wood Grove subdivisions. These subdivisions are already surrounded by two apartment complexes and the residents are faced with the daily challenge of navigating in and out of heavy traffic along Panola Rd. We purchased our home for similar reasons like the other homeowners did in this area, we all purchased a home for the peace, quietness and security that a home provides, and just as importantly it is our largest financial investment which will be adversely affected by this proposed development. As I have mentioned due to the amount of traffic, crime and population density in this development this project will have a negative impact on the entire community.

As a concerned citizen and longtime resident I have to ask why would the city of Stonecrest seek to add townhomes to an area where the roads, traffic lights and services do not support the current homeowners and businesses? The development of multi-family housing will only contribute to traffic and safety issues in the Panola Road and Thompson Mill Road corridor. The traffic patterns clearly show that the area cannot support any additional vehicles and provide safety for pedestrians which this development would bring, particularly without proper planning and security enhancements. In addition, take into account the schools in the area. Has anyone completed a study to see how this

community would impact the schools in the area? Our schools on this end of the county are dealing with overcrowding, struggling students, a high teacher to student ratio and a lack of parental involvement. Is the developer willing to contribute financially to build additional classrooms for our schools?

There are currently several townhome developments on Covington Highway, Chupp Road and Phillips Road being built at this time. There appears to be a desire to saturate an area with little regard for the individuals who live in the area, particularly the tax paying homeowners. We are concerned with what these communities will look like four to five years from now. We can see the results of dilapidated and abandoned townhouses on Snap finger Road near Miller Road which are an eye sore to the community. The homeowners in this area do not want to see this happen in our community, I am concerned that our property values will plummet due to the fact that multi-family homes or townhomes over a period of time may not be maintained, in addition many become rental property with people frequently moving in and out. While I see some business development in the area, there is simply not enough shopping, sit down dining in the area that would be beneficial to growth and diversity. In addition to this I am asking the city of Stonecrest to focus on keeping this area as green space. This area is over-developed.

Finally, it has come to my attention that there is an appearance of a conflict of interest involving the listing agent/ broker Edwina Clanton and Commissioner Jimmy Clanton. Mrs. Edwina Clanton is listed as the broker for this property. Mr. Clanton should be recused from the entire process. Mr. Clanton should not have a vote during the entire proceeding. This process should not be influenced because the broker is a commissioner's wife.

I urge you to disapprove the proposed rezoning and from talking with my neighbors I know many share my opinion. Please support the homeowners of Stonecrest who are supporting the city with their tax dollars. Do not sell us out.

Sincerely ,

Betty Sykes



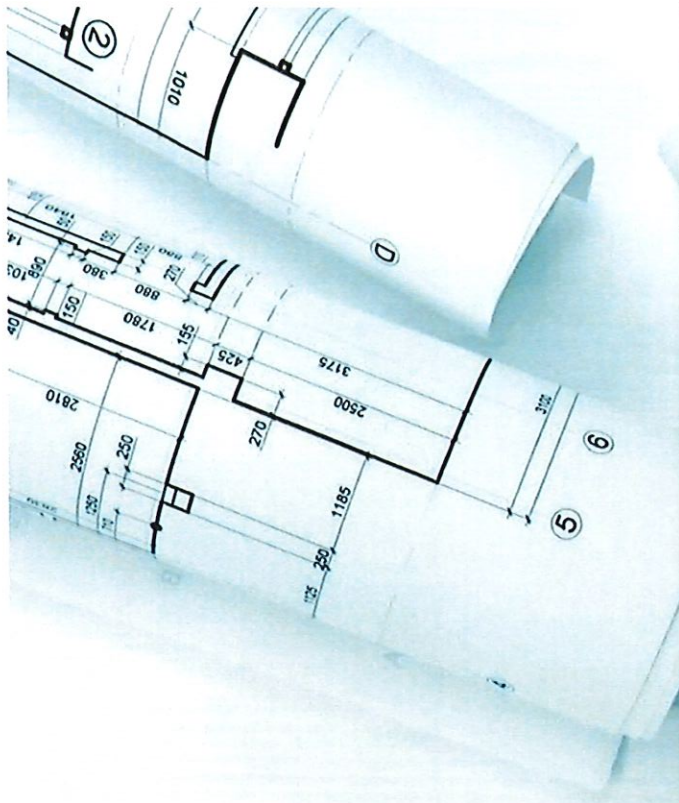
**Planning Commission Meeting
August 3, 2021**

ATTACHMENT II

**POWERPOINT PRESENTATION
RZ-21-003**

By

Attorney Michelle Battle, Battle Law Firm
3562 Habersham at Northlake
Tucker, Georgia



www.battlelawpc.com

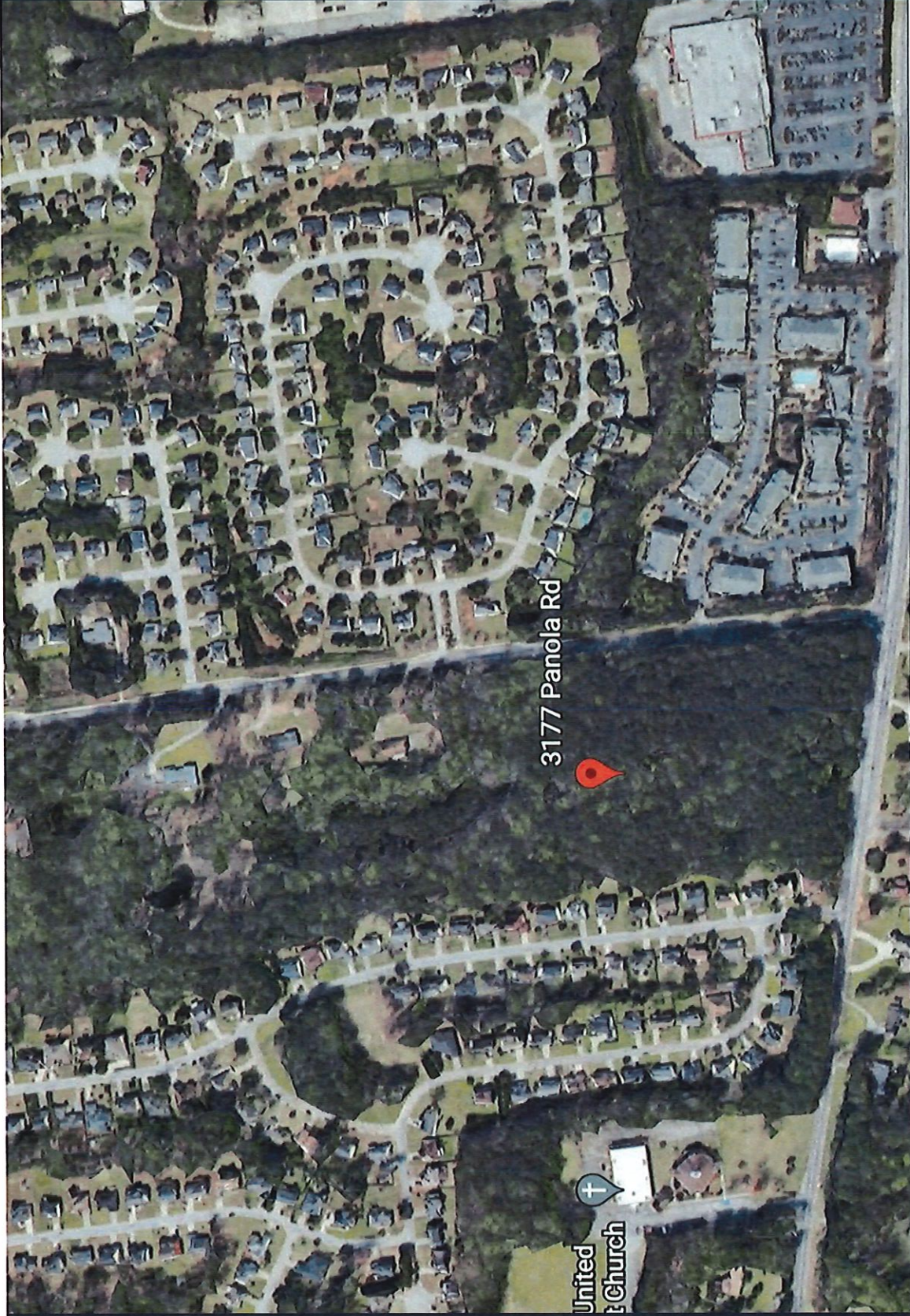
THOMPSON MILL/PANOLA ROAD DEVELOPMENT

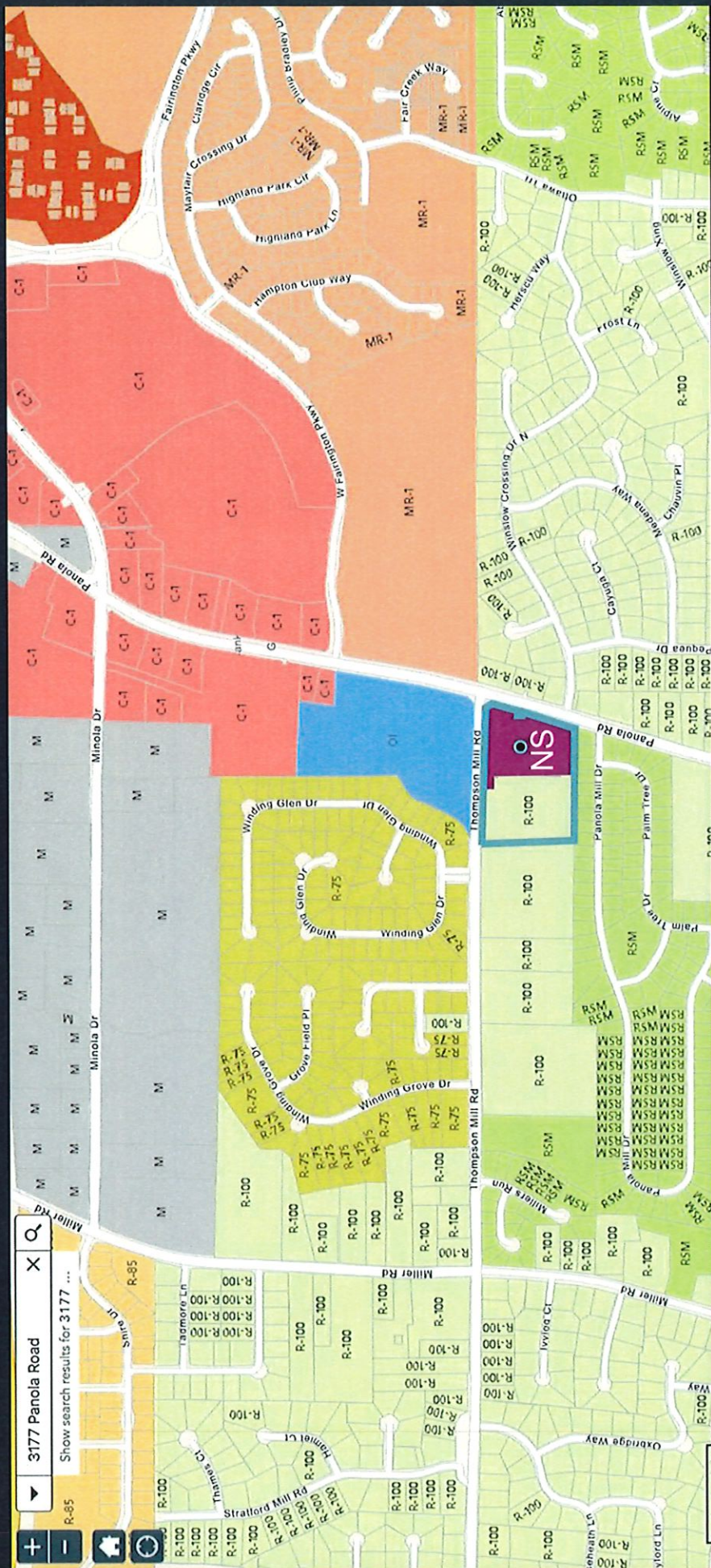
3177 PANOLA ROAD AND 5207 THOMPSON MILL
ROAD/TAX PARCELS 16 022 01 245 AND 16 022 01
023

Rezoning

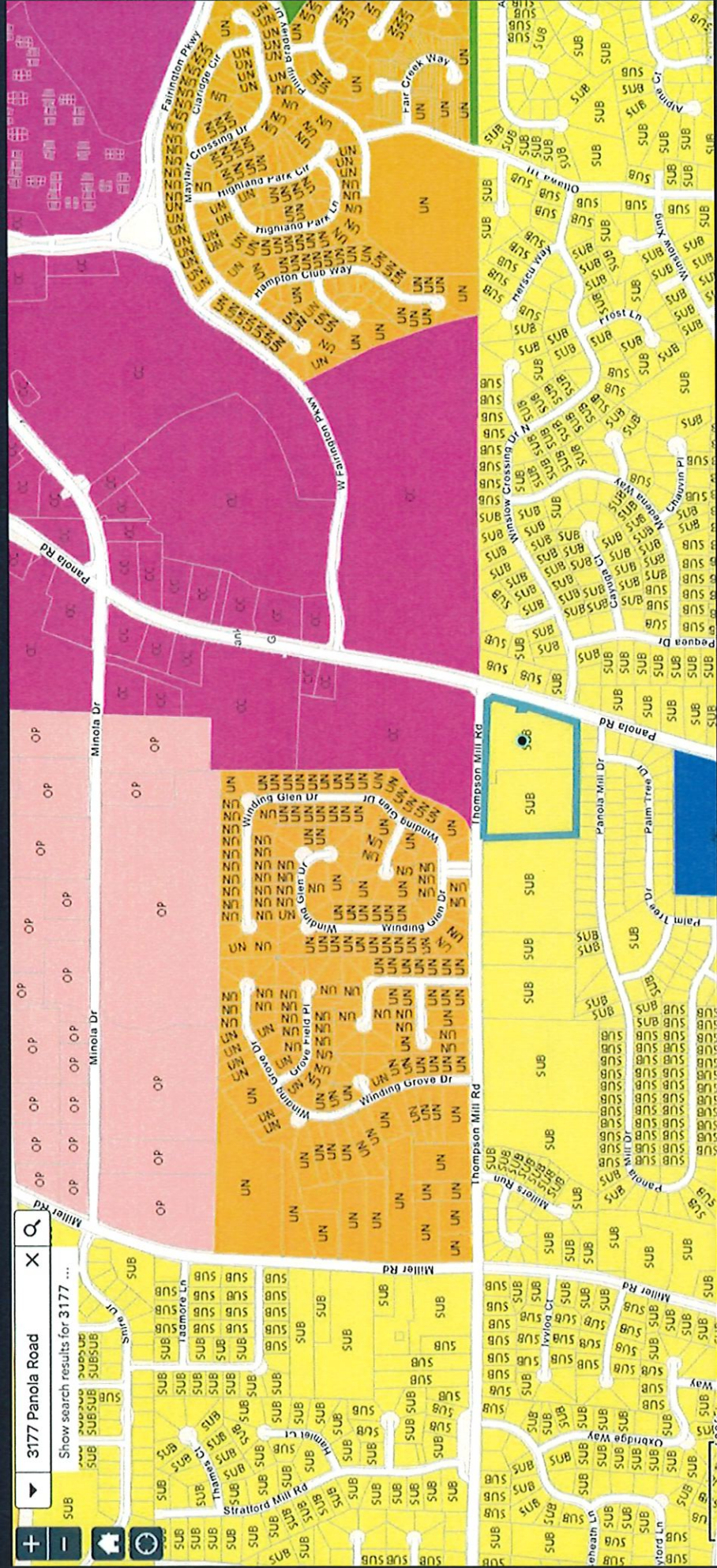
PURPOSE

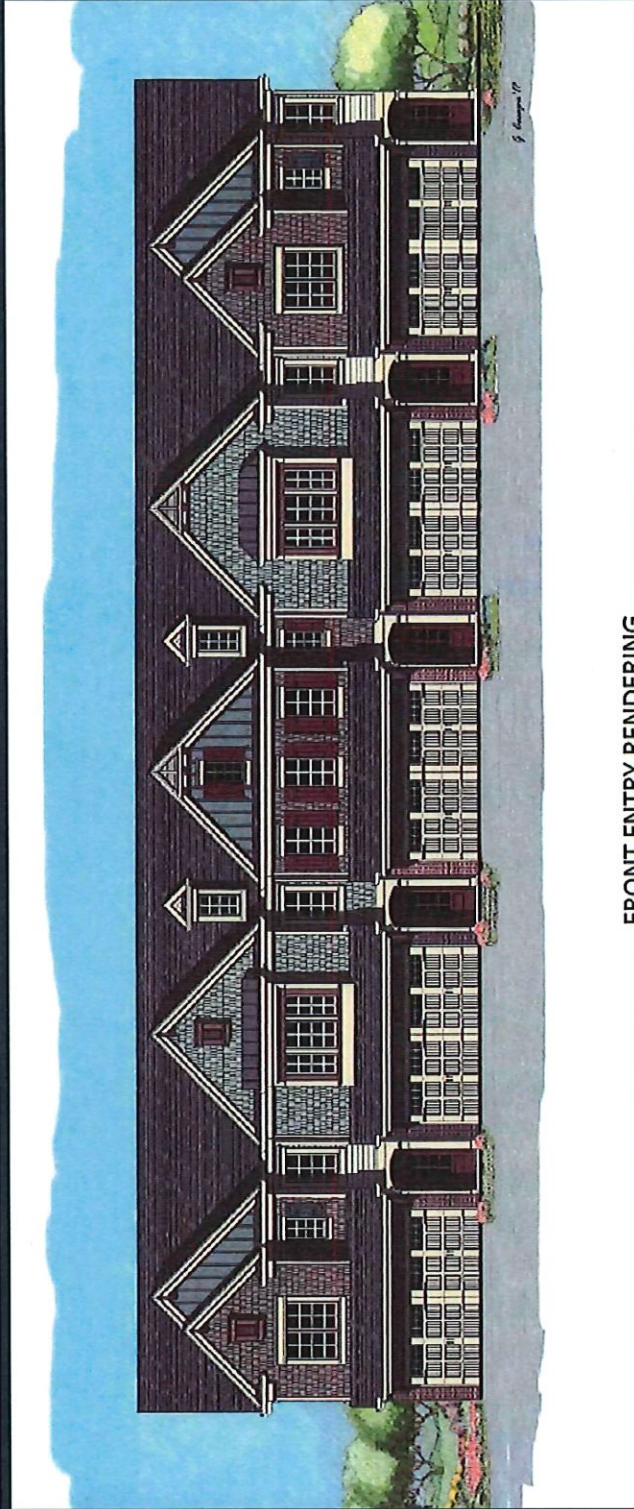
- Apex Land Company is seeking a rezoning.
- Current zoning of each parcel is NS and R-100. Proposed zoning is RSM.
- The goal is to build a 76-unit townhome community.



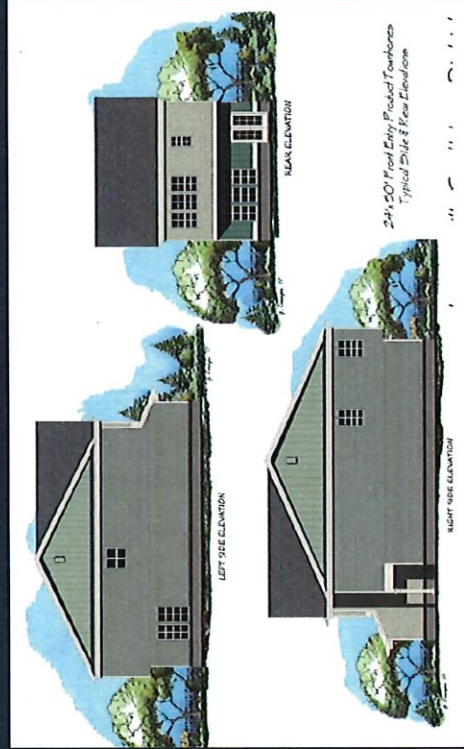


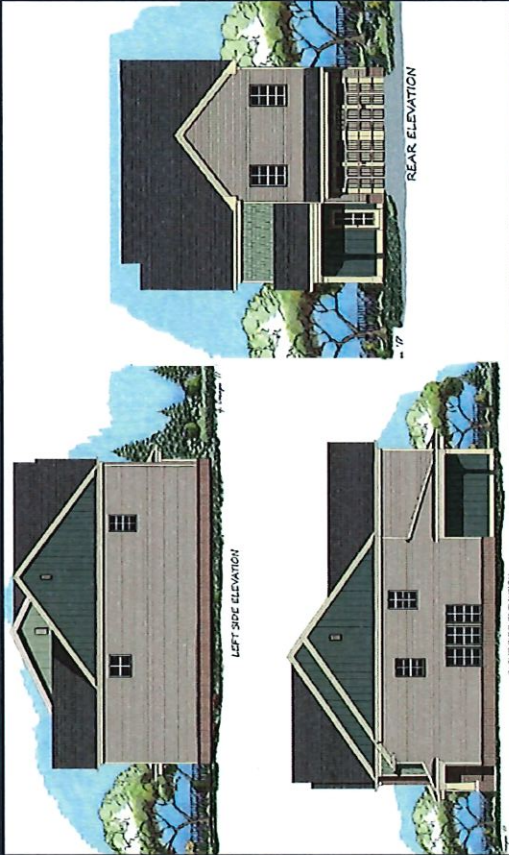
FUTURE LAND USE MAP





FRONT ENTRY RENDERING





ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
220	LOW-RISE 1		278	278	556		9	28	37		29	17	46
	76 Dwelling Units												
	Unadjusted Volume		278	278	556		9	28	37		29	17	46
	Internal Capture Trips		0	0	0		0	0	0		0	0	0
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		278	278	556		9	28	37		29	17	46
ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
814	STORE/VARIETY 2		311	311	622		18	13	31		35	32	67
	9.8 1000 Sq. Ft. GFA												
815	STORE/DISC 1		319	318	638		10	4	14		29	29	58
	12 1000 Sq. Ft. GFA												
	Unadjusted Volume		630	630	1260		28	17	45		64	61	125
	Internal Capture Trips		0	0	0		0	0	0		0	0	0
	Pass-By Trips		120	120	240		0	0	0		16	16	32
	Volume Added to Adjacent Streets		510	510	1020		28	17	45		48	45	93
Total Weekday Average Daily Trips Internal Capture = 0 Percent													
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent													
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent													

RENTING VS. BUYING

Rents at Cavalier at 100	Rents at Creekside Corners	What about This Proposed Community's Payment?
1 Bed - \$1300 for 772sqft	1 Bed - \$1275-\$1305 for 696 to 814sqft	If someone put down 20% on a \$250,000 home they would pay something like \$1355 a month: <ul style="list-style-type: none"> - \$1075 on the loan - \$230 in taxes; and - \$50 for HOA fees Only putting down 10% would raise the payment about \$100.
2 Bed - \$1770 for 1132sqft	2 Bed - \$1560-\$1695 for 1054 to 1154sqft	
3 Bed - \$1980 for 1558sqft	3 Bed - \$1755-\$1825 for 1354sqft	
280 Units Total	463 Units Total	

FREQUENTLY ASKED...

- Proposed building materials: Mixture of stone and brick accents; fiber cement
- Unit sizes: 1200-1500sqft
- number of bedrooms: 2-3
- Garages: Mostly 2 car garages
- Amenities: Walking trails and open green spaces
- Gated community: No.
- security cameras: Left to new, mandatory, HOA's discretion
- Anticipated list price: High 200's
- Rear entry or front entry: Mixture of both
- Anticipated building start date: Infrastructure will begin in 6-8 months after approval and closure. New units will begin going up in the 2nd quarter of 2022

Important Dates

- Planning Commission
August 3, 2021
- City Council
August 23, 2021



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT III

**EMAILED COMMENTS FOR
RZ-21-003**

Read by

Secretary Lillian Lowe

Lillian Lowe

From: michelle stallworth <belmont5828@yahoo.com>
Sent: Sunday, June 27, 2021 6:56 PM
To: Lillian Lowe
Subject: Rezoning application RZ21-003

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am a resident of Stonecrest and I expressing my reason way the rezoning application RZ21-003 should be denied. The city of Stonecrest already have so many townhomes, subdivisions and apartments that are not kept clean. These areas are not made to make improvements to make our city more attractive and livable. The area requested is already over populated. Traffic is bad enough with 2 lanes and accidents always happening. This will not bring any value or amenities to our city. These townhomes will not attract what our city so desperately needs. The townhomes will be a non gated community without security. The area already have high crime activity and may potentially increase with these townhomes. Most townhomes in our city start off nice , but eventually become an eye sore. We have enough of these eye sores already in the city of Stonecrest that needs to change. These are my reasons why the rezoning application RZ21-003 needs to be denied.

Thank you, Michelle Stallworth
Stonecrest Resident

Sent from my iPhone

Lillian Lowe

From: Ms Walker <lashawnda.walker9@gmail.com>
Sent: Monday, June 28, 2021 6:27 PM
To: Lillian Lowe
Subject: Re: CONFIRMATION: Commissioner Cochran-Johnson_Rezoning Application RZ21-003 Apex Land Company represented by Battle Law, P.C. for the purposed rezoning of 3177 Panola Rd and 5207 Thompson Mill Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the acknowledgment of my email and I am also hoping to see more quality developments within Stonecrest unfortunately the proposed development by Apex Land Company for the corner of Panola road and Thompson Mill road does not cut the mustard. As a side note, because that area is minutes from I-20 we need to be very mindful of the potential developments that are put in this location. Best regards, LaShawnda

Sent from my iPhone

On Jun 28, 2021, at 11:10 AM, Lillian Lowe <Lillian.Lowe@stonecrestga.gov> wrote:

Good morning Commissioner Cochran-Johnson,

Thank you for the comments for the upcoming July 6th Planning Commission Meeting. Comments will be read and recorded in the minutes.

Best regards,

Lillian Lowe
PLANNING & ZONING DEPARTMENT
PLANNING COMMISSIONERS SECRETARY
ZONING BOARD OF APPEALS SECRETARY

City of Stonecrest

direct: 770.224.0173 | main: 770.224.0200 | fax: 470.299.4214
www.stonecrestga.gov

From: Cochran-Johnson, Lorraine <LCJohnson@dekalbcountyga.gov>
Sent: Monday, June 28, 2021 11:00 AM
To: LaShawnda Walker <lashawnda.walker9@gmail.com>; Lillian Lowe <Lillian.Lowe@stonecrestga.gov>
Cc: Jim Summerbell <jsummerbell@stonecrestga.gov>; Tuyanna Daniel <TDaniel@stonecrestga.gov>; Jimmy Clanton <JClanton@stonecrestga.gov>; Rob Turner <RTurner@stonecrestga.gov>; Jazzmin Cobble <JCobble@stonecrestga.gov>; George Turner <GTurner@stonecrestga.gov>; Tammy Grimes <tgrimes@stonecrestga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; doreen.carter@house.ga.gov; emanuel.jones@senate.ga.gov; Davis, G. Leah <GLDavis@dekalbcountyga.gov>
Subject: CONFIRMATION: Commissioner Cochran-Johnson_Rezoning Application RZ21-003 Apex Land Company represented by Battle Law, P.C. for the purposed rezoning of 3177 Panola Rd and 5207 Thompson Mill Rd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Ms. Walker,

I am in receipt of your Email. I understand your concerns. As a Stonecrest resident, I understand our economic impact, so I too desire development that are in-line with our economic capacity. I personally take no issue with the development of higher density units if they are in line with what I see in Dunwoody and Doraville. In those areas I am seeing three level homes with rooftops options, in gated communities with extremely high-end amenities.

I support the vision of my community and as I move forward I will personally consider your Email.

Best regards,

Lorraine Cochran-Johnson, Commissioner, M.P.A., M.S.

Deputy Presiding Officer 2019-2021

DeKalb County Board of Commissioners | District 7

1300 Maloof Building | 5th Floor | Decatur, GA 30030

Office: 404.371.2899 | Cell: 470.889.4211 | Fax: 404.371.7004

www.CommissionerLorraineCochranJohnson.com

As your Commissioner I am committed to being a change agent in DeKalb that produces results. Please view my first quarter report here [VIEW THE BOOK](#)

"The key to realizing a dream is to focus not on success but on significance — and then, even the small steps and little victories along your path will take on greater meaning."

Oprah Winfrey

<image001.jpg>

From: LaShawnda Walker <lashawnda.walker9@gmail.com>

Sent: Sunday, June 27, 2021 3:32 PM

To: Lillian Lowe <Lillian.Lowe@stonecrestga.gov>

Cc: e7hubbard@gmail.com; Jim Summerbell <jsummerbell@stonecrestga.gov>; tdaniel@stonecrestga.gov; Jimmy Clanton <jclanton@stonecrestga.gov>; Rob Turner <rturner@stonecrestga.gov>; Jazzmin Cobble <jcobble@stonecrestga.gov>; George Turner <gturner@stonecrestga.gov>; Tammy Grimes <tgrimes@stonecrestga.gov>; Keeter, Patrece <pgkeeter@dekalbcountyga.gov>; Johnson, Mereda D. <mdjohnson@dekalbcountyga.gov>; Cochran-Johnson, Lorraine <LCJohnson@dekalbcountyga.gov>; doreen.carter@house.ga.gov; emanuel.jones@senate.ga.gov

Subject: Re: Rezoning Application RZ21-003 Apex Land Company represented by Battle Law, P.C. for the purposed rezoning of 3177 Panola Rd and 5207 Thompson Mill Rd

Greeting Ms. Lowe,

I am submitting this email to be read into the record for the Tuesday, July 6, 2021 Planning Commission meeting as an opposition to the proposed rezoning request (i.e.: RZ21-003) for the two parcels of land at 3177 Panola Rd and 5207 Thompson Mill Rd. The rezoning request should be denied for the following specific reasons:

Lillian Lowe

From: Alicia Miller <aliciadoreene17@gmail.com>
Sent: Monday, June 28, 2021 5:56 PM
To: Lillian Lowe
Subject: Rezoning Request - Thompson Mill Road and Panola Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ms.Lowe..

I have been a resident and property owner in the Panola Mill Subdivision, Stonecrest (Lithonia), Georgia for 32 years and as such, I have a vested interest and concern for this community. Needless to say I have watched this community grow exponentially; progressively most assuredly, yet almost to a point of saturation. In your role in the Planning Director's office, I am sure you are aware of these developments.

My family and I are opposed to the request to rezone the land at the corner of Thompson Mill Road and Panola Road to build a 71-unit townhome development. I am sure you and the city council members are acutely aware of the heavy traffic at this specific intersection, and the accidents and inconvenience we experience on a daily basis. This situation is not only dangerous but costly to those of us concerned about not only the safety of the residents and guests visiting the community but also the potential to further lower our property values. This proposed development, along with the existing apartment complex at this same intersection, would cause a gridlock of dense traffic and further change the suburban residential tone of our neighborhood. Although others will benefit greatly financially from this structure, the tax paying residents who work, live and raise their families in this area will receive no such compensation or benefit.

Signage indicating that the road is turning into one-lane from Thompson Mill Road to Rock Springs Road is a more crucial consideration at this time.

Thank you.

Alicia Miller
404/295-1613

Lillian Lowe

From: Jazzmin Cobble
Sent: Tuesday, June 29, 2021 6:27 PM
To: Lillian Lowe
Cc: Jim Summerbell; Janice Allen Jackson; George Turner
Subject: Fwd: Opposed to Rezoning Request

FYI...

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
City Cell: 470-381-8525
City Hall: 770-224-0200

*Subscribe to our District 3 Newsletter
<http://gem.godaddy.com/signups/31297b68cef943e9983f898f52490b2a/join>
/join

www.cobbleforcouncilwoman.com

From: Jazzmin Cobble <JCobble@stonecrestga.gov>
Sent: Tuesday, June 29, 2021 6:26:22 PM
To: Alicia Miller <aliciadoreene17@gmail.com>
Subject: Re: Opposed to Rezoning Request

Thank you Ms. Miller for your feedback!

I've heard your concerns loud and clear. Thanks for your support and continued engagement in our city!

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
City Cell: 470-381-8525
City Hall: 770-224-0200

*Subscribe to our District 3 Newsletter
<http://gem.godaddy.com/signups/31297b68cef943e9983f898f52490b2a/join>
/join

www.cobbleforcouncilwoman.com

From: Alicia Miller <aliciadoreene17@gmail.com>

Sent: Thursday, June 17, 2021 12:57 PM

To: Jazzmin Cobble

Subject: Opposed to Rezoning Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ms. Cobble.

I have been a resident and property owner in the Panola Mill Subdivision, Stonecrest (Lithonia), Georgia for 32 years and as such, I have a vested interest and concern for this community. Needless to say I have watched this community grow exponentially; progressively most assuredly, yet almost to a point of saturation. In your role as District 3 Councilwoman, I am sure you are aware of these developments.

My family and I are opposed to the request to rezone the land at the corner of Thompson Mill Road and Panola Road to build a 71-unit townhome development. As District 3 City Council Member, I am sure you and your city council members are acutely aware of the heavy traffic at this specific intersection, and the accidents and inconvenience we experience on a daily basis. This situation is not only dangerous but costly to those of us concerned about not only the safety of the residents and guests visiting the community but also the potential to further lower our property values. This proposed development, along with the existing apartment complex at this same intersection, would cause a grid lock of dense traffic and further change the suburban residential tone of our neighborhood. Signage indicating that the road is turning into one-lane from Thompson Mill Road to Rock Springs Road is a more crucial consideration at this time.

Thank you.

Alicia Miller
404/295-1613

Lillian Lowe

From: Donna Priest-Brown <dpriestbrown@bellsouth.net>
Sent: Monday, July 5, 2021 9:24 PM
To: Lillian Lowe
Cc: Eric Hubbard; Jim Summerbell; Tuyanna Daniel; Jimmy Clanton; Rob Turner; Jazzmin Cobble; George Turner; Tammy Grimes
Subject: Opposition for the Rezoning Application of Panola Road and Thompson Mill Road - Town Homes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ms. Lowe,

This communication serves as my opposition for the proposed rezoning of land use at 3177 Panola Road and 5207 Thompson Mill Road for the 76 town home units.

Stonecrest has an over saturation of town home units in District 3; especially on W. Fairington Parkway and Fairington Road. Since my arrival in this area 25 years ago, these existing town homes have deteriorated in value and attractiveness whereas in other parts of DeKalb County (Central and North), town homes have held their values in terms of competitive market rates and aesthetics.

My suggestion for future city planning as it relates to these types of development is to repurpose the existing town home inventory in the locations mentioned above.

For future land use for the Panola and Thompson Mill Roads, please consider green space for community use to include the following: playground, water park, outdoor gym, waterfalls, fountains, outdoor chess boards, botanical garden, walking trail, museum, etc. This new green space will enhance quality of life for physical and mental health for our citizens.

Finally, I have attended 3 of the Apex Land Company Zoom meetings, and was not impressed with any of the features regarding this development.

Please re-image Stonecrest in a holistic, tranquil and unique way when deciding future land use.

Thanks for your consideration in this manner.

Best regards,

Donna Priest-Brown

District 3 Resident

Lillian Lowe

From: Donna Priest-Brown <dpriestbrown@bellsouth.net>
Sent: Tuesday, July 6, 2021 5:16 PM
To: Lillian Lowe
Cc: Eric Hubbard; Jim Summerbell; Tuyanna Daniel; Jimmy Clanton; Rob Turner; Jazzmin Cobble; George Turner; Tammy Grimes
Subject: Re: Opposition for the Rezoning Application of Panola Road and Thompson Mill Road - Town Homes

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Hello Eric,

Why was the virtual meeting cancelled for today, July 6?

Please provide feedback.

Thanks,

Donna Priest-Brown

On Monday, July 5, 2021, 9:23:49 PM EDT, Donna Priest-Brown <dpriestbrown@bellsouth.net> wrote:

Hello Ms. Lowe,

This communication serves as my opposition for the proposed rezoning of land use at 3177 Panola Road and 5207 Thompson Mill Road for the 76 town home units.

Stonecrest has an over saturation of town home units in District 3; especially on W. Fairington Parkway and Fairington Road. Since my arrival in this area 25 years ago, these existing town homes have deteriorated in value and attractiveness whereas in other parts of DeKalb County (Central and North), town homes have held their values in terms of competitive market rates and aesthetics.

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For future land use for the Panola and Thompson Mill Roads, please consider green space for community use to include the following: playground, water park, outdoor gym, waterfalls, fountains, outdoor chess boards, botanical garden, walking trail, museum, etc. This new green space will enhance quality of life for physical and mental health for our citizens.

Finally, I have attended 3 of the Apex Land Company Zoom meetings, and was not impressed with any of the features regarding this development.

Please re-image Stonecrest in a holistic, tranquil and unique way when deciding future land use.

Thanks for your consideration in this manner.

Best regards,

Donna Priest-Brown

District 3 Resident



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT IV

**EMAILED COMMENTS FOR
CP-21-001**

Lillian Lowe

From: Renee Cail <disoni7@yahoo.com>
Sent: Tuesday, August 3, 2021 11:10 AM
To: Lillian Lowe; Eric Hubbard
Cc: Jim Summerbell; JW Eady; Joyce Walker; phollisbroker@gmail.com
Subject: Land Use Petition RZ-21-003, CP-21-001, RZ-21-004 ,RZ-21-005, TMOD-21-005

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Evening Everyone:

I am writing this letter as I am concerned about the influx of developers trying to change our zoning laws/ordinances which were designed to guide, protect and structure our city. The Comprehensive Plan 2035 was initiated to formulate and address various aspects of models to develop a thriving community.

The Stonecrest charter mandates preparation of the Comprehensive Plan every 5 years NOT when developers and zoning lawyers petition for changes that suit them.

As a resident of unincorporated Lithonia and subsequently the city of Stonecrest for over 30 years I am exhausted with the haughty disregard for the people of Stonecrest and surrounding neighborhoods! I have watched zoning lawyers bring their clients to this area with their factories, manufacturing plants, warehouses, gas stations, storage units, and dollar stores. Where do they sit? Right in the heart of African American, rural, and marginalized communities.

I appreciate Duke Realty for sending us information about the proposed warehouse but this warehouse it is unwanted by many of the people who live here. From Duke's Letter of Intent, it implies that Aquatic life, wildlife, the impact on our senior living development, our sewer systems that this project will not disturb these critical components that directly impact residents living in this area. WE don't want more pollution and traffic jams from diesel trucks. A warehouse will disturb our environment and decrease property values.

The AWARE Wildlife center stated, "Development is a large cause of habitat loss in our wild spaces." They went on to state that deforestation can leave many animals orphaned. Is that the reason we see foxes, tiny fawns, turtles, geese, ducks running amuck? Developers need to honor or ordinances and go to areas where they won't invade neighborhoods. The wildlife centers have to literally get volunteers to remove as many turtles as possible before their habitats are destroyed? Are they going to remove us next?

Dukes letter showing Sewer Capacity stated, "It has been determined that based on Department of Watershed Interim Sanitary Sewer Capacity Evaluation it has been determined that Dekalb Watershed Management 's wastewater collection, transmission and treatment system has adequate capacity to receive wastewater flow contribution from your sewer service connection as documented in your sewer capacity request." Approval to proceed with the project is granted with regards to sanitary sewer capacity. How is this possible when Dekalb County is under a modified consent decree? It is unclear if there is adequate capacity in the collection processing systems.

Also, how often do developers place these projects in Buckhead neighborhoods, Alpharetta, Sandy Springs, Roswell neighborhoods? How often do you destroy their greenery down and disturb their quiet living spaces? Have you surveyed them to see if they want a dusty warehouse in their neighborhoods?

Please deny the projects listed above and stop the disease of environmental racism.

Sincerely,

Renee Cail
CHASE



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT V

**EMAILED COMMENTS FOR
CP-21-001**

Read by

Secretary Lillian Lowe

CP-21-001 + RZ-21-004

Lillian Lowe

From: Matthew Barnes <matt_barnes70@yahoo.com>
Sent: Sunday, August 1, 2021 4:52 PM
To: Lillian Lowe
Cc: Jenniferbarnes.6401@gmail.com
Subject: City of Stonecrest Planning Commission hearing Aug 3 @ 6pm, Virtual Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Lillian Lowe,

I am writing in reference to the hearing to be held by the Planning Commission on Aug 3rd @ 6pm. I understand this is a virtual meeting and I am requesting the link so that I may attend. I would prefer to attend in person if that is allowed. The notice sign says that the meeting is held at Stonecrest City Hall, 3120 Stonecrest Blvd. on August 23rd if required, Could I attend in person to the public hearing at City Hall on the 3rd? Would you please verify? However, I still wish to receive the link info for attendance to the hearing.

My concerns of the hearing pertain to the rezoning are listed below.

LAND USE PETITION:	CP-21-001
PETITIONER:	Duke Realty
LOCATION:	2975 Evans Mill Rd and 6378 East Glen Rd
PROPOSED AMENDMENT:	Proposed amendment to the 2038 Stonecrest Comprehensive amending the Future Land Use Map from City Center to L
LAND USE PETITION:	RZ-21-004
PETITIONER:	Duke Realty
LOCATION:	2975 Evans Mill Rd and 6378 East Glen Rd
PROPOSED AMENDMENT:	Proposed rezoning from R-100 (Residential Medium Lot Overlay Tier 4 to OD (Office/ Distribution) for the develop

My first concern is improper notice posting to the public of the rezoning.

A public notice sign was placed at the dead end of East Glen Rd on July 19, 2021 across from my drive way where no one but myself or people turning around due to it being a dead end road would see the sign. There are no other signs at the end where East Glen Rd meets Evans Mill Rd nor are there are signs on Evans Mill Rd notifying the public of this rezoning hearing.

I feel that there should be more notification to the public pertaining to the rezoning,

My second concern pertaining to the rezoning and building of a Distribution Center is that noise and air pollution are going to increase.

Currently Interstate 20 can be heard at my residence, in the yard, even inside the house, and my property also lies beneath plane airway paths. Building this large distribution facility across from my residence will not only remove the trees and wildlife that separate my residence from the interstate that currently keeps noise from the interstate lower, but the removal of the trees and the installation of a distribution center will increase the noise and air pollution to my residence with use of Transfer trucks and other equipment that are generally used at distribution centers, usually 24 hrs a day.

My residence is located at 6401 E Glen Rd and is the last house where East Glen Rd ends.

Also on Evans Mill Rd there is a retirement community that is adjacent to the area where the distribution center is to built, what about their quality of living. Since there was no sign on Evans Mill Rd I am sure that they have not been properly notified of what the City of Stonecrest is planning in their back yard.

I feel there should be no rezoning from residential to Industrial where there are only residential and no other industry in this specifically residential zoned area.

Again, please reply pertaining to in person meeting information and send the link for virtual meeting.

Thank you for your consideration.

Matthew Barnes



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT VI

**EMAILED COMMENT FOR
RZ-21-004**

Not Read by

Secretary Lillian Lowe

Lillian Lowe

From: Faye Faye <fayeiswhoiam@gmail.com>
Sent: Thursday, July 29, 2021 1:28 AM
To: Lillian Lowe
Subject: Speaker Public Hearing for 3 August 2021

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please include me on the in-person ZOOM speakers list for the Planning Commission meeting scheduled for 3 August 2021 at 6:00PM. I wish to speak on the following matters scheduled before the Planning Commission:

1. RZ-21-002
2. RZ-21-003
3. CP-21-001
4. RZ-21-004

Please forward the link to me at this email address

"...Power Concedes Nothing without Demand....
Frederick Douglas

Courage is standing up against injustice
even when everyone else remains seated.

Faye Coffield

RZ-21-004

Lillian Lowe

From: Tuyanna Daniel
Sent: Monday, June 28, 2021 8:57 AM
To: Jim Summerbell
Cc: Lillian Lowe
Subject: FW: Stop The Warehouse Project From Coming to Stonecrest

See below opposition.

From: Lucia Maddix <maddix0706@gmail.com>
Sent: Sunday, June 27, 2021 7:14 PM
To: Tuyanna Daniel <TDaniel@stonecrestga.gov>
Subject: Stop The Warehouse Project From Coming to Stonecrest

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Tyanna Daniel,

I am writing to ask you to oppose the application by Duke Realty to rezone R-100 (single family dwelling to (O/D Office/Distribution Warehouse), for a Distribution Warehouse across from New Birth Missionary Church. I live in the Chaparral Subdivision. My property values will decrease, and it will increase pollution due to an increase in toxins from diesel trucks. The warehouse would be across the street from New Birth Church. The warehouse will not fit the character of the area.

Sincerely,
Lucia Maddix

Lillian Lowe

From: Jazzmin Cobble
Sent: Wednesday, July 28, 2021 10:42 AM
To: Lillian Lowe
Subject: FW: Duke Realty's Application for Rezoning

From: lor lind <Naptowndreamer@hotmail.com>
Sent: Monday, July 5, 2021 3:43 PM
To: Jim Summerbell <jsummerbell@stonecrestga.gov>
Cc: Janice Allen Jackson <jallenjackson@stonecrestga.gov>; Tammy Grimes <tgrimes@stonecrestga.gov>; Jazzmin Cobble <JCobble@stonecrestga.gov>; George Turner <GTurner@stonecrestga.gov>; Rob Turner <RTurner@stonecrestga.gov>; Jimmy Clanton <JClanton@stonecrestga.gov>
Subject: Duke Realty's Application for Rezoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Director Summerbell,

I am opposed to Duke Realty's application to rezone property that is currently zoned R-100, residential to OD, office/distribution. Our quality of life would be negatively impacted by the increased traffic, noise, and pollution a distribution center would bring.

The City of Stonecrest Comprehensive Plan talks about public outreach and community engagement and refers to area residents as stakeholders. I want to see these values maintained and I ask that you deny Duke Realty the opportunity to meet with the Planning Commission before a public hearing is held.

I look forward to seeing the City of Stonecrest encourage a high level of community involvement and prioritize working toward excellence.

Sincerely,

Lorna Lindsay
3461 Fox Hound Run
Stonecrest, GA 30038

RZ-21-004

Lillian Lowe

From: Jazzmin Cobble
Sent: Wednesday, July 28, 2021 10:43 AM
To: Lillian Lowe
Subject: FW: Warehouse Project Coming to Stonecrest

-----Original Message-----

From: Jorani T. <jorani@outlook.com>
Sent: Thursday, July 15, 2021 5:34 PM
To: Jazzmin Cobble <JCobble@stonecrestga.gov>
Subject: Warehouse Project Coming to Stonecrest

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Jazzmine Cobble,

The possible warehouse project coming to Stonecrest should not be approved. With the warehouse coming to Stonecrest, it will bring the property value down when it should be going up as time passes. Not to mention, the diesel trucks coming through the residential area will mess up our roads and be a disturbance to not only the environment because of the toxins and pollution but also the people. Our area should not become a commercial area because it's surrounded by green space. We already have industrial areas for things like the warehouse project to go to. Therefore, the possible warehouse project coming to Stonecrest should not be allowed.

Sincerely,
Jorani Thomas
Resident of District 5

R2-21-004

Lillian Lowe

From: Jazzmin Cobble
Sent: Wednesday, July 28, 2021 10:42 AM
To: Lillian Lowe
Subject: FW: Warehouse project

From: S Thomas <nazayaja@gmail.com>
Sent: Thursday, July 15, 2021 7:20 PM
To: Jazzmin Cobble <JCobble@stonecrestga.gov>
Subject: Warehouse project

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The possible warehouse project coming to Stoncrest should be stopped as soon as possible. The reason why it should be stopped is because it will bring property value down which should be going up. Also the diesels trucks that emits dangerous toxins. The warehouse project will be located across the street from New Birth. The warehouse will also pollute neighborhoods. This is why I think the possible warehouse project coming to Stonecrest should be stopped

RZ-21-004

Ms. Alice Taylor
6600 Mohave Court
Lithonia, GA 30038
August 3, 2021

Mrs. Lillian Lowe
Planning and Zoning
Secretary Zoning Board
3120 Stonecrest Blvd., Suite 190
Stonecrest, GA 30038

Dear Mrs. Lowe,

RE: PLEASE READ THIS LETTER DOING PUBLIC COMMENTS TONIGHT

My name is Alice Taylor and I have been a citizen of Stonecrest (aka Lithonia) for 32 years. I am a resident of the Chaparral Subdivision which is located in District 5. I am vehemently against Duke Realty's request to build a 329,280 square foot warehouse/distribution center at 2975 Evans Mill Rd. and 6378 East Glen Rd. This land is zoned for residential use in the 2038 Comprehensive Plan and located in District 5. Also, if Duke Realty is allowed to build in this area that is zoned for residential, there will be a negative impact on our property value and quality of life brought on by heavy truck traffic, constant noise and pollution.

Also, I don't want to see a huge warehouse/distribution center as a welcome sign to the City of Stonecrest. Allowing a developer to build an industrial facility in a residential area would be a gross lack of concern for the quality of life for the residence living there. My desires and expectations for the City of Stonecrest is to have elected officials who truly care about what the citizens want and do not want in their city. In order for the City of Stonecrest to look according to the Comprehensive Plan and the Future Land Use Map, Duke Realty's request should be denied.

Best Regards,

Alice Taylor



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT VII

OTHER EMAILED COMMENT FOR

Not Read by

Secretary Lillian Lowe

other comments

Lillian Lowe

From: Jazzmin Cobble
Sent: Monday, June 7, 2021 4:02 PM
To: NADINE WHITE
Cc: Jim Summerbell; Lillian Lowe; Janice Allen Jackson
Subject: Re: Rezoning

Thank you Pastor White!

Your concerns regarding this rezoning in District 3 have been heard loud and clear.

Thanks a bunch!

Jazzmin R. Cobble
City Council District 3
3120 Stonecrest Blvd.
Stonecrest, GA. 30038
www.stonecrestga.gov
City Cell: 470-381-8525
City Hall: 770-224-0200

*Subscribe to our District 3 Newsletter

<http://gem.godaddy.com/signups/31297b68cef943e9983f898f52490b2a/join>
/join

www.cobbleforcouncilwoman.com

From: NADINE WHITE <nadinewhite6162@comcast.net>
Sent: Friday, June 4, 2021 12:38:04 PM
To: Jazzmin Cobble <JCobble@stonecrestga.gov>
Subject: Rezoning

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The excessive traffic we deal with in this area on a daily bases is overwhelming. We experience situations of careless drivers speeding to the point lives are jeopardized both young and old whether walking or driving. So we want to minimize danger and maximize safety and we want to live in an safe, clean and uncongested environment as you do. Pastor Nadine White

Wellington Manor Subdivision
5842 Trent Walk Drive
Lithonia